

**MINUTES**  
**COLUMBUS PLAN COMMISSION MEETING**  
**AUGUST 3<sup>rd</sup>, 2005 AT 4:00 P.M.**  
**MEETING HALL, FIRST FLOOR, CITY HALL**  
**123 WASHINGTON STREET**  
**COLUMBUS, INDIANA**

**Members Present:** Dave Fisher (President), Jack Heaton, Joan Tupin-Crites, John Hatter, Pat Zeigler, Rick Colglazier, Tom King, John DeLap, Steve Ruble, Tom Finke (County Plan Commission Liaison).

**Members Absent:** Dave Bonnell and Rob Kittle.

**Staff Present:** Jeff Bergman, Heather Pope, Thom Weintraut, Sherrie Grable and Eric Hayes (Deputy City Attorney)

**CONSENT AGENDA**

Minutes of the July 6, 2005 meeting.

Mr. Fisher identified five minor corrections to be made in the minutes. Motion: Mr. Ruble made a motion to approve the minutes with corrections. Ms. Zeigler seconded the motion and it carried unanimously by voice vote.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

None

**NEW BUSINESS REQUIRING COMMISSION ACTION**

Mr. Fisher stated that case MP-05-03: Norton Minor Subdivision would be heard at this meeting. The remainder of the agenda would be continued to a special meeting August 8, 2005 to be held at City Hall in the City Council Chambers.

**MP-05-03: Norton Minor Subdivision** - is a request by Helen Sullivan to re-subdivide Lot 3 in Norton Minor Subdivision and un-platted land totaling 1.01 acres. The property is located on the east side of Marr Road, 250 feet south of Rocky Ford Road, in the City of Columbus.

Mr. Weintraut presented the staff report on this request.

Mr. Rik Sanders with E.R. Gray & Associates and Mike Sullivan represented the petitioners.

Mr. Sanders stated that they had submitted a letter requesting relief from the requirements of sidewalk construction. He stated this had been filed originally with some ownership issues and those still have not been resolved. Mr. Sanders stated that the drawing has been resubmitted platting the area is for which there is no question about ownership. Mr. Sanders stated that only a portion of the property is in flood zone A.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Ms. Zeigler asked if there were sidewalks built with the newer subdivisions on Marr Road.

Mr. Ruble stated that Windsor Place has sidewalks that come within 100 feet of this property. Mr. Ruble stated that the City was working on a road project in the area. He stated that they had anticipated a start time for construction in 2006. He stated if Mr. Sullivan were to put in sidewalks, they would have to be removed for this road construction.

Ms. Zeigler expressed concern about installing sidewalks when the project was completed. Mr. Ruble stated that the improvement project would tie into the sidewalks at Windsor Place.

Mr. Bergman stated staff would recommend approval and allow the sidewalk modification.

Motion: Mr. Heaton made a motion to approve this request and to allow the modification for relief of sidewalks. Ms. Zeigler seconded the motion and it carried with a vote of 9-0.

#### **CONTINUED TO AUGUST 8, 2005 MEETING**

**MP-05-04: Booher Minor Subdivision-** is a request by Steven Booher to create one 6.48-acre building lot and a parent tract remainder of 116.44 acres. The property is located on the south side of Carr Hill Road ½ miles east of County Road 475 West, in the City of Columbus.

#### **CONTINUED TO AUGUST 8, 2005 MEETING**

**MP-05-05: Replat of Donald Nolting Minor Subdivision –** is a request by Donald K. Nolting to create two building lots. Lot 2 will contain 4.49 acres and Lot 3 will contain 29.75 acres. The property is located on the north side of County Road 100 South approximately 850 feet west of County Road 250 East, in Columbus Township.

#### **CONTINUED TO AUGUST 8, 2005 MEETING**

**MP-05-06: EBW Anderson Tower Minor Subdivision –** is a request by Eastern Bartholomew Water Corp. to create a tract containing 0.1148 acres. The tract will contain an existing water tower. The property is located on the west side of US Highway 31 approximately 1600 ft. southeast of the intersection of US 31 and Base Road, in Columbus Township.

#### **CONTINUED TO AUGUST 8, 2005 MEETING**

**MP-05-07: Fischer Family Farm Minor Subdivision –** is a request by Mark Fischer to create a lot totaling 3.90 acres. The lot contains an existing house and farm buildings. The property is located on the west side of County Road 2250 East approximately 1100 feet north of County Road 100 South, in Columbus Township.

## **CONTINUED TO THE AUGUST 8, 2005 MEETING**

**MP-05-08: CCU Tank #2 Minor Subdivision** – is a request by Columbus City Utilities to create a 10,000 sq. ft. lot containing an existing water tower. The property is located approximately 646 ft. north of 25<sup>th</sup> Street and 830 ft. west of Talley Road, in the City of Columbus

## **DISCUSSION ITEMS**

Mr. Scot Martin, BCSC Director of Transportation and Maintenance represented the petitioner. Mr. Martin stated that they were requesting relief from fees for BCSC property that is zoned SU and needs a modification. He stated that many sites were being looked at for safety and increased use. He stated that in the future there would be a need for more site modifications.

Mr. Fisher stated that the Commission does not want to set a precedent. He stated that it was his opinion that each case should be decided on its own merit. He stated that the fee schedule applies to applicants in general. Mr. Bergman stated that the only entity that does not pay the fees is Bartholomew County government.

Mr. Fisher stated that in this past year there was a fee schedule presented to the Commission members. He stated that at this meeting it was decided that each request asking for a waiver of fees would be approved or denied by the Plan Commission.

Mr. Bergman stated that there are two items that should be addressed. He stated that one is the request for waiver of fees for the two items that Mr. Martin has identified in his letter and the other is the need for BCSC to come before the Commission with each project to ask for waiver of fees.

Ms. Zeigler asked how much of staff's time is required for a request such as this one. Mr. Bergman stated the BCSC applications require the same amount of time for review as any other request.

Mr. DeLap stated that due to the significance of the School Corporation in the community and its broad support of the residents there should be a waiver of fees.

Motion: Mr. DeLap made a motion to waive BCSC fees for minor modification of properties zoned Special Use. Ms. Tupin-Crites seconded the motion and it carried with a majority voice vote with Mr. Fisher being the nay vote.

## **REPORTS & RECOMMENDATIONS**

None

## **DIRECTOR'S REPORT**

Mr. Bergman stated that the City and County Plan Commission Executive Committees would be interviewing four consultants for the zoning ordinance revision process August 18, 2005.

Mr. Bergman stated that he had participated in the City Budget Hearings and requested an increase in the part time line item for a college summer intern. He stated that this would

increase the capacity of the Department for small-scale special projects or studies during that time.

Mr. Bergman gave an update of the City Council meetings. He stated that the Kamman property rezoning which was forwarded to the City Council with a favorable recommendation was approved as was the R&M Warehouse rezoning. Mr. Bergman stated the annexation of the Kamman property would be on the City Council's agenda in September 2005.

#### **LIAISON REPORTS**

Written reports were received and discussed.

**ADJOURNMENT: 4:40 P.M.**

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David L. Fisher, President

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Steve T. Ruble, Secretary